

State of South Carolina

FILED GREENVILLE CO. S. C.

County of GREENVILLE

JAN 6 4 05 PM 1954 E A S E

Mrs. Ruth Thackston

OLLIE FARNSWORTH R.M.G.

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Sherman Fox & Mrs. Carl Sweeney that business known as Russell's Cafe in Mauldin, S. C., and located on Laurens Road in the area known as the Golden Strip. This includes the fixtures, building, name and good will.

lessee

for the following use, viz.: as a cafe with the express provision that no beer or wine be sold on the premises, and the lessor may revoke this lease if this provision is violated.

for the term of one year commencing December 16, 1953

and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of One Hundred (\$100.00) Dollars

per month payable at the end of each month. The first month's payment to be made January 16, 1954, and subsequent payments are to be made on the 16th of each month thereafter.

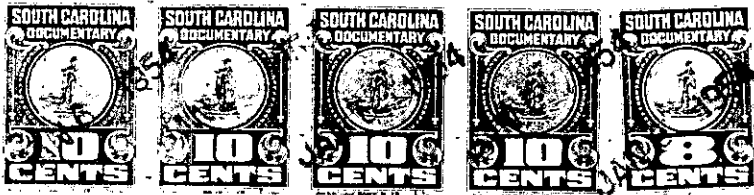
The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

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The lessees shall have the option to purchase the fixtures and the building owned by the lessor for the sum of Three Thousand Five Hundred (\$3,500.00) Dollars.



To Have and to Hold the said premises unto the said lessee s their executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party two months written notice previous to the time of the desired

termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or two months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the day of , 19

Witness:

Witness signatures: Dallas W. Giff, Fred Ayers

Signatures of Mrs. Ruth Thackston, Sherman Fox, and Mrs. Carl Sweeney, each followed by (SEAL)

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